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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information:
Thomas J. Hanson, Hanson Law Office, 401 E Main St, Manchester, Iowa 52057
Phone: (563) 927-5920

Taxpayer Information:
Michael J. and Eden C. Gaul, 1027 Highway 13, Strawberry Point, IA 52076

Return Document To:
Michael J. and Eden C. Gaul, 1027 Highway 13, Strawberry Point, IA 52076

Grantors:
David A. Nieman and Esther Y. Nieman

Grantees:
Michael J. Gaul and Eden C. Gaul

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED
JOINT TENANCY

For the consideration of $1,400,000.00 Dollar(s) and other valuable consideration, David A. Nieman and Esther Y. Nieman, husband and wife do hereby Convey to Michael J. Gaul and Eden C. Gaul, husband and wife as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Delaware County, Iowa:

The Northwest Fractional Quarter (NWfr¼) and the North one-half (N½) of the Southwest Quarter (SW¼) of Section Four (4), Township Ninety (90) North, Range Five (5), West of the Fifth P.M., except that part conveyed to the State of Iowa by Warranty Deed recorded in Book 102 L.D., Page 207, and also except Parcel "B" in the SW¼ of the NWfr¼ of Section 4, T90N, R5W of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2004, Page 1653.

This deed is given in fulfillment of a recorded real estate contract between the parties dated April 1, 2015 and filed April 1, 2015 in Book 2015, Page 737 of the records of the Delaware County Recorder.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: October 16, 2020.

David A. Nieman, Grantor

Esther Y. Nieman, Grantor

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 16, 2020, by David A. Nieman and Esther Y. Nieman, husband and wife.

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2022

Signature of Notary Public

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